006.0	0005	0019.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	935,200 /	935,200
					USE VALUE:	935,200 /	935,200
					ASSESSED:	935,200 /	935,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36	-38	ORVIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LUCID MARY B/TRUSTEE
Owner 2:	36 ORVIS RD REALTY TRUST
Owner 3:	
Street 1:	36 ORVIS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BUTTARO ANTONIO & ASSUNTA -
Owner 2:	-
Street 1:	36 ORVIS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,083 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 2735 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5083.000	472,600	4,600	458,000	935,200
Total Card	0.117	472,600	4,600	458,000	935,200
Total Parcel	0.117	472,600	4,600	458,000	935,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.94 | /Parcel: 341.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 5853
GIS Ref
GIS Ref
Insp Date 11/03/17

!616!

PREVIOUS ASSESSMENT

Parcel ID 006.0-0005-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	472,700	4600	5,083.	458,000	935,300	935,300	Year End Roll	12/18/2019
2019	104	FV	364,400	4600	5,083.	486,600	855,600	855,600	Year End Roll	1/3/2019
2018	104	FV	364,400	4600	5,083.	354,900	723,900	723,900	Year End Roll	12/20/2017
2017	104	FV	342,000	4600	5,083.	309,100	655,700	655,700	Year End Roll	1/3/2017
2016	104	FV	342,000	4600	5,083.	263,300	609,900	609,900	Year End	1/4/2016
2015	104	FV	305,000	4600	5,083.	257,600	567,200	567,200	Year End Roll	12/11/2014
2014	104	FV	305,000	4600	5,083.	211,800	521,400	521,400	Year End Roll	12/16/2013
2013	104	FV	317,300	4600	5,083.	201,500	523,400	523,400		12/13/2012

PRINT

Date	Time
12/10/20	16:22:08

LAST REV

Date	Time
11/20/17	08:20:17

ekelly

616

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUTTARO ANTONIO	59612-441		7/27/2012	Convenience	10	No	No		
DEROECK ROBERT	14274-567		4/30/1981		110,000	No	No		Y

USER DEFINED

Prior Id # 1:	5853
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2017	MEAS&NOTICE	HS	Hanne S
5/19/2009	Measured	189	PATRIOT
3/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5083		Sq. Ft.	Site		0	80.	1.13	1									457,990						458,000	

Total AC/HA: 0.11669 | Total SF/SM: 5083 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 457,990 | Spl Credit | Total: 458,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08103442
Const Adj.:	0.98990101
Adj $ / SQ:	181.920
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	684907
Depreciation:	212321
Depreciated Total:	472586

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

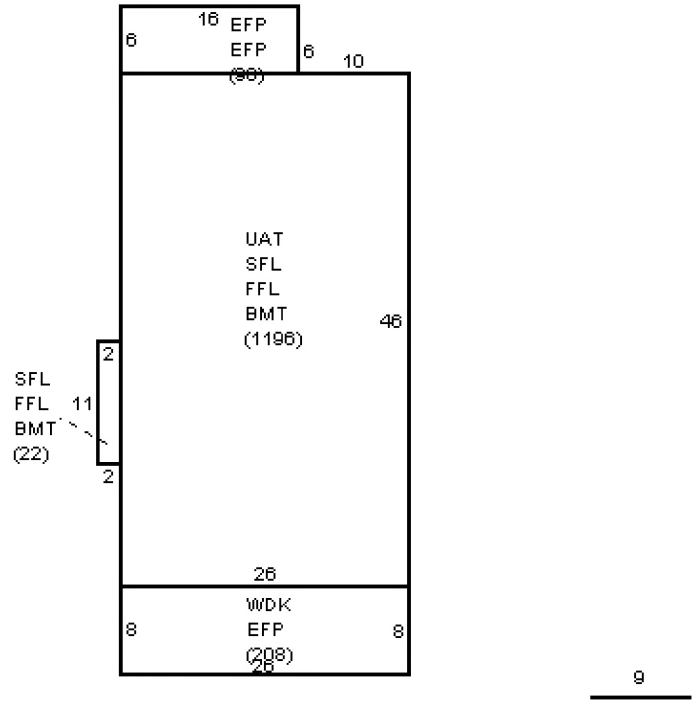
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	181.92
Special Features:	0	Val/Su Net:	103.62
Final Total:	472600	Val/Su SzAd	194.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,218	54.580	66,474
FFL	First Floor	1,218	181.920	221,578
SFL	Second Floor	1,218	181.920	221,578
EFP	Enclos Porch	400	33.690	13,475
UAT	Upper Attic	299	127.340	38,076
WDK	Deck	208	10.700	2,225

Net Sketched Area:	4,561			Total:	563,406
Size Ad	2436	Gross Are	5458	FinArea	2735

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.0-0005-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	F	AV	1917	19.13	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600